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**DIRECTORY of LIFE CARE  
AND RETIREMENT COMMUNITIES  
in  
SOUTH CAROLINA**



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**STATE DOCUMENTS**

**Joint Legislative Study Committee on Aging  
212 Blatt Building, P.O. Box 11867  
Columbia, SC 29211  
(803) 734-2995**

**Representative Patrick B. Harris, Chairman**

REPRODUCED BY THE LEGISLATIVE COUNCIL

## INTRODUCTION

There has been a progressive increase in the elderly population in this state which is in keeping with national trends. Between the years 1980 and 1990, this population is expected to increase by 44.6 percent in South Carolina. As this population grows, their needs, particularly housing needs, will require more attention.

It is becoming increasingly evident that South Carolina is attractive to private citizens when deciding on a retirement home/state. Development corporations also evidence interest in South Carolina for future development of retirement communities. Our state agency, the Commission on Aging, frequently receives inquiries from persons interested in knowing what is available in South Carolina.

In 1959 the Committee on Aging was formed "to study the needs and problems relating to the aged citizens of South Carolina." As the years progressed it became evident that there was an ongoing need to have a committee that addressed these needs. Therefore in 1978 an act was passed giving the Committee permanent status. The development of this Directory at the request of the Commission on Aging is one of many endeavors of the Committee in an effort to continually meet its mandate.

You will find on the following pages specific details regarding the various communities in South Carolina that should be helpful to you. The communities have been grouped according to the services they provide. Life Care Communities refers to those communities that provide nursing home -- services on the premises. Alternate care arrangements refers to those communities with contractual agreements with nursing homes in that particular city.

It is our intention and hope that this Directory will serve as a guide to help older individuals in South Carolina and in other states make sound decisions regarding living environments that best suit their needs and capabilities.

Patrick B. Harris  
Chairman  
Joint Legislative Commission on Aging

March 1987

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Anderson Place  
P.O. Box 123  
Anderson, SC 29622  
(803) 231-6264  
Anderson County

Contact Person:.....Lesley Parks, Exec. Dir.  
Proportion of residents from other states:....25%  
Residential capacity.....100

#### SERVICES PROVIDED

Number of Units..... 70  
Description of Units..... Condominiums  
Nursing home ..... YES  
Units purchased or rented..... Life leased  
Security provisions ..... 24hr security, one entrance/exit  
Safety features of unit..... No steps, fenced areas, smoke alarms,  
grab bars, emergency call  
Handicapped accommodations..... Doors access wheelchairs 2 units with  
ramps  
Visitor tour available..... YES, by appointment  
Financial soundness information shared: Information unavailable  
Residents' participation in developing  
policies and procedures..... Residents' Council

#### CONTRACT

Contractual agreement..... YES  
Eligibility requirements..... 60yrs of age or older, income,  
no communicable disease  
Government subsidized..... NO  
Entrance/Deposit required..... YES  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Board of Directors  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Vacate unit  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Information unavailable  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... Information unavailable

**Clemson Area Retirement Center, Inc.  
 (Clemson Downs)  
 500 Downs Loop  
 Clemson, SC 29631  
 (803) 654-1155  
 Pickens County**

Contact Person:.....Rock A. Reinhart, Administrator  
 Proportion of residents from other states:....Twenty nine states represented  
 Residential capacity.....306

**SERVICES PROVIDED**

Number of Units..... 96 apartments, 100 homes  
 Description of Units..... Apartments and townhouses  
 Nursing home ..... YES, 44 bed skilled nursing facility  
 Units purchased or rented..... Rent apartments, rent or purchase townhouses  
 Security provisions ..... City police patrol streets of the Downs, health care center, emergency medical center 4 mins. away  
 Safety features of unit..... Fire alarm system, call system in each apartment, medical hotline 24hrs/day  
 Handicapped accommodations..... Wide halls and doors, ramps, no steps, grab bars in bathroom, electric doors  
 Visitor tour available..... YES  
 Financial soundness information shared: YES  
 Residents' participation in developing policies and procedures..... YES, it is a resident owned facility, elect owned directors

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... 55 yrs. of age or older, must be mobile, able to pay for services, insurance  
 Government subsidized..... NO  
 Entrance/Deposit required..... YES, for apartments  
 Procedures for increases and decreases in charges..... YES  
 Specifies services included in monthly charges and those which require additional charges ..... YES  
 Method for determining monthly charges..... Apartment rates established by Board of Directors  
 Refund method outlined in contract.... YES  
 Policy regarding residents who become insolvent..... Residents must be capable of paying for services or vacate residence  
 Residents financial responsibility should he/she be transferred to a nursing facility..... Must be able to pay for services used  
 Length of time living unit will be maintained in the event of temporary nursing home placement..... As long as monthly payment is received for both units

**Covenant Towers  
5001 Little River Road  
Myrtle Beach, SC 29577  
(803) 449-2484  
Horry County**

Contact Person:.....Mack Brown, Director  
Proportion of residents from other states:....1%  
Residential capacity.....200

**SERVICES PROVIDED**

Number of Units..... 160  
Description of Units..... High rise condominiums  
Nursing home ..... 17 residential care beds available,  
certificate of need submitted for 17  
intermediate and skilled beds  
Units purchased or rented..... Purchase, lease option or lease  
Security provisions ..... 24hr security  
Safety features of unit..... Intercom, emergency pull in each unit  
sprinkler system, smoke and fire  
detectors, bathrooms safety equipped,  
meals served at table to avoid spillage  
Handicapped accommodations..... Elevators handicap equipped, all units  
handicap equipped  
Visitor tour available..... YES  
Financial soundness information shared: Word of mouth, contract  
Residents' participation in developing  
policies and procedures..... Resident committees/council  
homeowners association

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... Age 55  
Government subsidized..... NO  
Entrance/Deposit required..... NO  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Fee schedule  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Lien placed on unit  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Pay a reduced service fee on unit  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... As long as needed



**Covenant Towers  
5001 Little River Road  
Myrtle Beach, SC 29577  
(803) 449-2484  
Horry County**

Contact Person:.....Mack Brown, Director  
Proportion of residents from other states:....43%  
Residential capacity.....200

**SERVICES PROVIDED**

Number of Units..... 160  
Description of Units..... 5 story mid-rise  
Nursing home ..... 31 residential care beds available,  
certificate of need submitted for 22  
intermediate and skilled beds  
Units purchased or rented..... Purchase  
Security provisions ..... 24hr security personnel, 24hr licensed  
nurses  
Safety features of unit..... Intercom, emergency pull in each condo,  
sprinkler system, smoke and fire  
detectors, bathrooms safety equipped,  
Handicapped accommodations..... Elevators, all units and all common  
areas handicap equipped  
Visitor tour available..... YES  
Financial soundness information shared: Upon request  
Residents' participation in developing  
policies and procedures..... Resident committees/council and  
Homeowners' Association

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... Minimum age 55  
Government subsidized..... NO  
Entrance/Deposit required..... NO  
Procedures for increases and  
decreases in charges..... YES, as specified by Homeowners' Assoc.  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Board of Directors  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Circumstances reviewed by Board of  
Homeowners' Association  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Pay a reduced service fee on condo per  
diem for other services  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... Indefinite



**Myrtle Beach Manor  
9201 North Kings Highway  
Myrtle Beach, SC 29577  
(803) 449-5283  
Horry County**

Contact Person:.....Juana C. Newber, Director  
Proportion of residents from other states:....75%  
Residential capacity.....139

**SERVICES PROVIDED**

Number of Units..... 60 apartments  
Description of Units..... Two story building  
Nursing home ..... YES, 49 skilled nursing beds, 30 bed  
residential unit  
Units purchased or rented..... Rented  
Security provisions ..... Staff 24hrs a day  
Safety features of unit..... Hand rails, sprinkler, emergency call  
and lights  
Handicapped accommodations..... Ramps, wide doors  
Visitor tour available..... YES  
Financial soundness information shared: If requested  
Residents' participation in developing  
policies and procedures..... Monthly meetings

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... Health status  
Government subsidized..... NO  
Entrance/Deposit required..... YES  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Based on type of apartment desired  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Other placement is located for  
resident  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Responsible for all charges  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... As long as they pay for both

**Rolling Green Village  
1 Hoke Smith Boulevard  
Greenville, SC 29615  
(803) 297-0558  
Greenville County**

Contact Person:.....Derrick Moore, Director  
Proportion of residents from other states:....10%  
Residential capacity.....182

**SERVICES PROVIDED**

Number of Units..... 138  
Description of Units..... 30 duplexes, 108 apartments  
Nursing home ..... YES, 44 skilled and intermediate beds  
Units purchased or rented..... Purchased  
Security provisions ..... Emergency call system  
Safety features of unit..... Sprinkler/fire protection, grab  
bars in bathroom  
Handicapped accommodations..... 2 unit designed for physically  
handicap persons  
Visitor tour available..... YES  
Financial soundness information shared: Information unavailable  
Residents' participation in developing  
policies and procedures..... Residents' association meetings

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... Physically able to care for self,  
able to pay entrance and monthly  
fees  
Government subsidized..... NO  
Entrance/Deposit required..... YES  
Procedures for increases and  
decreases in charges..... YES, to certain extent  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Set rate, depends on size of unit  
and number of occupants  
  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Provisions available at discretion  
of the Trustees  
  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Pay on a per diem basis, apartment is  
resold, money fully refunded  
  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... When nursing placement becomes  
permanent

The Seabrook of Hilton Head, Inc.  
 300 Wood Haven Drive  
 Hilton Head Island, SC 29928  
 (803) 842-3747  
 Beaufort County

Contact Person:.....Robert J. Allen, Director  
 Proportion of residents from other states:....50%  
 Residential capacity.....200

**SERVICES PROVIDED**

Number of Units..... 149  
 Description of Units..... Five story mid-rise  
 Nursing home ..... YES, 44 bed dually licensed skilled  
 nursing facility  
 Units purchased or rented..... Purchased  
 Security provisions ..... Car parking stickers, security on  
 premises from 4pm-8am, automatic unlatch  
 system to front entrance  
 Safety features of unit..... Fire proofed masonry construction,  
 smoke and sprinkler system, 24hr.  
 emergency call, resident safety program  
 Handicapped accommodations..... Complex designed for active daily  
 living for the physically handicapped  
 Visitor tour available..... YES  
 Financial soundness information shared: YES  
 Residents' participation in developing  
 policies and procedures..... Resident boards and committees

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... 60yrs. of age and over, personal  
 data application form  
 Government subsidized..... NO  
 Entrance/Deposit required..... NO, membership purchase is required  
 Procedures for increases and  
 decreases in charges..... Fees set based on non-profit basis  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... Management prepares forecasted budgets,  
 and board adopts  
 Refund method outlined in contract.... YES  
 Policy regarding residents who  
 become insolvent..... Monthly fees may be subsidized  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... 15 free days accumulated over five  
 years, fee for service  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... May be listed for resale at owner's  
 discretion

Skylyn Hall  
1705 Skylyn Drive  
Spartanburg, SC 29302  
(803) 582-6838  
Spartanburg County

Contact Person:.....Rev. C. Ben Smith  
Proportion of residents from other states:....6%  
Residential capacity.....384

### SERVICES PROVIDED

Number of Units..... 240  
Description of Units..... One, two, and three bedrooms apartments  
Nursing home ..... YES, 44 skilled & intermediate beds  
Units purchased or rented..... Rented  
Security provisions ..... Security 24hrs a day  
Gate to parking lot monitored  
Safety features of unit..... Smoke detector in each apartment  
Sprinkler head in each room  
Emergency call system to security office  
Handicapped accommodations..... Doors access wheelchairs  
Twelve apartments for handicapped  
Visitor tour available..... YES  
Financial soundness information shared.....private conference  
Residents' participation in developing  
policies and procedures..... Weekly meeting is held with all  
residents and representatives  
from administration

### CONTRACT

Contractual agreement..... YES  
Eligibility requirements..... 55yrs of age ambulatory/ no need for  
daily physician care  
Government subsidized..... NO  
Entrance/Deposit required..... YES  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Pre-determined by a financial  
feasibility study  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... No policy, other than "fee for service"  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... If for long term care, vacate apartment  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... 30 days per year at no additional other  
than monthly charges

**Westminister Towers  
751 McDow Drive  
Rock Hill, SC 29731  
(803) 329-5121  
York County**

Contact Person:.....Bobby Sumner, Marketing Dir.  
Proportion of residents from other states:....11%

**SERVICES PROVIDED**

Number of Units.....	153
Description of Units.....	High rise (6 story bldg)
Nursing home .....	YES, has certificate of need for 44 bed skilled nursing unit, 11 assisted living apts.
Units purchased or rented.....	Residency fee (life use of apt.) 90% Refundable
Security provisions .....	Security/nurses station 24 hrs/day
Safety features of unit.....	Emergency pulls in baths & kitchens, smoke detectors, elevators, grab bars in tub/shower
Handicapped accomodations.....	All apts. wheelchair accessible, 8 fully equipped handicap apts.
Visitor tour available.....	YES
Financial soundness information shared:	YES
Residents' participation in developing policies and procedures.....	Resident Association

**CONTRACT**

Contractual agreement.....	YES
Eligibility requirements.....	Youngest person must be 62 yrs old
Government subsidized.....	NO
Entrance/Deposit required.....	Residency fee must be paid in full when community opens and resident takes occupancy; presently 10% of fee is paid at the time application is filed
Procedures for increases and decreases in charges.....	YES
Specifies services included in monthly charges and those which require additional charges .....	YES
Method for determining monthly charges.....	At present, based on projected revenues and expenses. Future will be based on actual operating costs
Refund method outlined in contract....	YES
Policy regarding residents who become insolvent.....	Contingent on Board of Dir. decision
Residents financial responsibility should he/she be transferred to a nursing facility.....	15 days per year at no additional charge not cumulative; after 15 days, fee increases to amount set by Board of Directors.
Length of time living unit will be maintained in the event of temporary nursing home placement.....	Resident's discretion

Westminister Towers  
 751 McDow Drive  
 Rock Hill, SC 29731  
 (803) 329-5121  
 York County

Contact Person:.....Bobby Sumner, Marketing Dir.  
 Proportion of residents from other states:....11%

### SERVICES PROVIDED

Number of Units..... 153  
 Description of Units..... High rise (6 story bldg)  
 Nursing home ..... YES, has certificate of need for 44 bed  
 skilled nursing unit, 11 assisted  
 living apts.  
 Units purchased or rented..... Residency fee (life use of apt.)  
 Security provisions ..... Security/nurses station 24 hrs/day  
 Safety features of unit..... Emergency pulls in baths & kitchens,  
 smoke detectors, elevators, grab bars  
 in tub/shower  
 Handicapped accomodations..... All apts. wheelchair accessible,  
 8 fully equipped handicap apts.  
 Visitor tour available..... YES  
 Financial soundness information shared: YES  
 Residents' participation in developing  
 policies and procedures..... Resident Association

### CONTRACT

Contractual agreement..... YES  
 Eligibility requirements..... Youngest person must be 62 yrs old  
 Government subsidized..... NO  
 Entrance/Deposit required..... Residency must be paid in full when  
 community opens, presently 10% of fee  
 is paid at the time application is filed  
 Procedures for increases and  
 decreases in charges..... YES  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... At present, based on revenues and  
 expenses. Future will be based on  
 actual operating cost  
 Refund method outlined in contract.... YES  
 Policy regarding residents who  
 become insolvent..... Contingent on Board of Dir. decision  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... 15 days per year, not cumulative, no  
 increases in monthly fees, every 15  
 days charges set by Board of Dir.  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... Resident's discretion





**Bradford Village**  
**1 Bradford Boulevard PO Box 70**  
**Santee, SC 29142**  
**(803) 854-2155**  
**Orangeburg County**

Contact Person:.....Johnny Roland, Director  
 Proportion of residents from other states:....70%  
 Residential capacity.....1000 homes

**SERVICES PROVIDED**

Number of Units..... 500 (when completed)  
 Description of Units..... Duplexes, detached houses  
 Nursing home ..... None at this time, reservations at  
 local nursing homes from other owners  
 Units purchased or rented..... Purchased with some rentals  
 Security provisions ..... Restricted access gate entrance,  
 homes enclosed by cyclone fence  
 Safety features of unit..... Automatic dial emergency phones,  
 on-site medical center  
 Handicapped accommodations..... Hand rails in the homes, all homes  
 on single level, doors access  
 wheelchairs  
 Visitor tour available..... YES  
 Financial soundness information shared: YES Annual and special meetings of  
 homeowners  
 Residents' participation in developing  
 policies and procedures.....Majority vote of residents  
 Board of Directors

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... One member must be 50 yrs of age and  
 over, no children  
 Government subsidized..... NO  
 Entrance/Deposit required..... NO  
 Procedures for increases and  
 decreases in charges..... YES  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... Homeowners Association Review  
 Refund method outlined in contract.... Policy regarding residents who  
 become insolvent..... N/A  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Resident can sell their home  
 All dues and fees are due from  
 current owner/estate while title is  
 held by said person  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... Indefinite-Resident owns home, fee  
 simple

Cooper Hall  
 937 Bowman Road  
 Mt. Pleasant, SC 29464  
 (803) 884-6949  
 Charleston County

Contact Person:.....James C. Long, Administrator  
 Proportion of residents from other states:....25%  
 Residential capacity.....250-275

#### SERVICES PROVIDED

Number of Units..... 190 apartments  
 Description of Units..... Three story buildings  
 Nursing home ..... Guaranteed space in local facility  
 Units purchased or rented..... Rented  
 Security provisions ..... Guard and nurse on duty at night,  
 entire structure in one building  
 Safety features of unit..... Smoke alarms, sprinkler system,  
 fire walls throughout building  
 Handicapped accommodations..... Not specifically  
 Visitor tour available..... YES  
 Financial soundness information shared: Not shared with general public  
 Residents' participation in developing  
 policies and procedures..... Suggestions encouraged, resident's  
 committees

#### CONTRACT

Contractual agreement..... YES  
 Eligibility requirements..... 55 yrs of age or older, capable of  
 independent living  
 Government subsidized..... NO  
 Entrance/Deposit required..... YES  
 Procedures for increases and  
 decreases in charges..... NO  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... Based on economy with increases in  
 monthly charge ceiling based on cost  
 of living  
 Refund method outlined in contract.... YES  
 Policy regarding residents who  
 become insolvent..... N/A  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Total nursing home costs  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... Reasonable/fair length of term

The Elms of Charleston  
 9100 University Blvd.  
 Charleston, SC 29418  
 (803) 572-5154  
 Charleston County

Contact Person:.....Ernie P. Wolfe, Director  
 Proportion of residents from other states:....50%  
 Residential capacity.....377

### SERVICES PROVIDED

Number of Units..... 377  
 Description of Units..... Detached houses, villas, condominiums  
 Nursing home ..... Arrangements with local facility  
 Units purchased or rented..... Purchased  
 Security provisions ..... Private access to community, security  
 patrol, electronic security gate  
 Safety features of unit..... Sprinkler system in condominium  
 building, walls fire rating, floor/  
 ceiling rating, emergency call system  
 Handicapped accommodations..... Wheelchair access, grab bars,  
 handrails  
 Visitor tour available..... YES  
 Financial soundness information shared: Management via homeowner's association  
 Residents' participation in developing  
 policies and procedures.....Homeowners association

### CONTRACT

Contractual agreement..... YES  
 Eligibility requirements..... 50yrs of age and over, annual income  
 of \$20-\$40,000  
 Government subsidized..... NO  
 Entrance/Deposit required..... NO  
 Procedures for increases and  
 decreases in charges..... YES  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... Based on cost of services provided  
 and limited to a 10% annual increase  
 tied to the CPI, whichever is greater  
 Refund method outlined in contract.... YES  
 Policy regarding residents who  
 become insolvent..... Responsible for all obligations and  
 duties  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Required to pay for their own personal  
 care  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... As long as necessary

Hulon Greene  
 221 Birchwood Court  
 West Columbia, SC 29169  
 (803) 796-3280  
 Lexington County

Contact Person:.....Paul Harrington, Director  
 Proportion of residents from other states:....16%  
 Residential capacity.....270

**SERVICES PROVIDED**

Number of Units..... 270  
 Description of Units..... Duplexes, detached houses, condominiums  
 Nursing home ..... Contractual agreement with local  
 nursing home  
 Units purchased or rented..... Purchased  
 Security provisions ..... Roving security plus security gates  
 Safety features of unit..... Numerous  
 Handicapped accommodations..... 36 inch doors  
 Visitor tour available..... YES  
 Financial soundness information shared: Information unavailable  
 Residents' participation in developing  
 policies and procedures..... Resident committee

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... 55 yrs of age  
 Government subsidized..... NO  
 Entrance/Deposit required..... NO  
 Procedures for increases and  
 decreases in charges..... YES  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... Information unavailable  
 Refund method outlined in contract.... NO  
 Policy regarding residents who  
 become insolvent..... None  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Must pay monthly fees  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... Forever

Kalmia Landing  
 125 Gregg Ave.  
 Aiken, SC 29801  
 (803) 649-5391  
 Aiken County

Contact Person:.....Carol Poore  
 Proportion of residents from other states:....50%  
 Residential capacity.....233 upon completion

### SERVICES PROVIDED

Number of Units..... 45  
 Description of Units..... Condos, patio homes, villas (one level)  
 Nursing home ..... NO (Contractual agreement Aiken Nursing Home)  
 Units purchased or rented..... Purchased  
 Security provisions ..... 24 hr secured entrance, electronic gate same for condo  
 Safety features of unit..... 24hr life line system, 3 ft. wide doorways, buddy system with neighbors  
 Handicapped accommodations..... No steps  
 Visitor tour available..... YES  
 Financial soundness information shared: Upon request  
 Residents' participation in developing policies and procedures..... Homeowner's Association (Corporation serves on committee), Resident Advisory Board

### CONTRACT

Contractual agreement..... YES, when 90% developed  
 Eligibility requirements..... 50+  
 Government subsidized..... NO  
 Entrance/Deposit required..... NO  
 Procedures for increases and decreases in charges..... In protective covenant  
 Specifies services included in monthly charges and those which require additional charges ..... YES  
 Method for determining monthly charges..... YES  
 Refund method outlined in contract... YES  
 Policy regarding residents who become insolvent..... Lien against  
 Residents financial responsibility should he/she be transferred to a nursing facility..... Pay both charges  
 Length of time living unit will be maintained in the event of temporary nursing home placement..... Owner's/family's discretion



**Swansgate  
400 Swansgate Place  
Greenville, SC 29605  
(803) 233-1107  
Greenville County**

Contact Person:.....Larry Jameson, Director  
Proportion of residents from other states:....52%  
Residential capacity.....268

**SERVICES PROVIDED**

Number of Units..... 268  
Description of Units..... Condominiums & Patio Homes  
Nursing home ..... Reservations at local nursing home  
Units purchased or rented..... Purchased  
Security provisions ..... Controlled entrance gate  
Safety features of unit..... Emergency call, sit down showers,  
elevators in condos  
Handicapped accommodations..... No steps, doors access wheelchairs,  
ramps  
Visitor tour available..... YES  
Financial soundness information shared: YES  
Residents' participation in developing  
policies and procedures..... Community Association sets rules

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... 50 yrs. of age  
Government subsidized..... NO  
Entrance/Deposit required..... No fee, simple ownership  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Actual costs  
Refund method outlined in contract.... NO  
Policy regarding residents who  
become insolvent..... Lien on property  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Information unavailable  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... Information unavailable



Country Side Manor  
 706 Pelzer Hwy.  
 Easley, SC 29640  
 (803) 859-0167  
 Pickens County

Contact Person:.....Rudolph Pick, Administrator  
 Debra E. Morehead, Resident Counselor  
 Proportion of residents from other states:....33%  
 Residential capacity.....Depends on number of person in  
 each apartment

#### SERVICES PROVIDED

Number of Units..... 115 apartments, 30 resident care homes  
 Description of Units..... 1 & 2 bedroom apartments  
 Nursing home ..... NO  
 Units purchased or rented..... Rented  
 Security provisions ..... Night security guards, locked entrance  
 Safety features of unit..... Emergency call, grab bars in bathrooms,  
 smoke alarms, fire alarms  
 Handicapped accommodations..... No steps, wheelchair access  
 Visitor tour available..... YES  
 Financial soundness information shared: N/A  
 Residents' participation in developing  
 policies and procedures..... Grievance procedures, suggestion box

#### CONTRACT

Contractual agreement..... YES  
 Eligibility requirements..... Independent living, 55 yrs or older  
 Government subsidized..... NO  
 Entrance/Deposit required..... Nominal  
 Procedures for increases and  
 decreases in charges..... YES  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES, housekeeping, linens, meals  
 included. Additional charge for cable  
 TV, personal laundry, telephone  
 Method for determining monthly  
 charges..... Fees depend on size of unit and number  
 of occupants  
 Refund method outlined in contract.... N/A  
 Policy regarding residents who  
 become insolvent..... No financial subsidy available  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Rent prorated at time of transfer  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... Subject to continuance of paying  
 monthly fee

McClenaghan Place  
500 South Dargan Street  
Florence, SC 29501  
(803) 664-3146  
Florence County

Contact Person:.....Margaret F. Moran  
Proportion of residents from other states:....20%  
Residential capacity.....50

### SERVICES PROVIDED

Number of Units..... 44  
Description of Units..... Three story apartment building  
Nursing home ..... Assisted with placement by local  
hospital social director  
Units purchased or rented..... Life lease  
Security provisions ..... Emergency call system, 24hr security  
patrol  
Safety features of unit..... Handrails, smoke/fire detectors, seat  
in shower, phone in elevator,  
emergency hall lights, hospital  
next door  
Handicapped accommodations..... Ramps, some units designed for  
wheelchair occupants  
Visitor tour available..... YES  
Financial soundness information shared: YES  
Residents' participation in developing  
policies and procedures..... Residents' council

### CONTRACT

Contractual agreement..... YES  
Eligibility requirements..... Health, income, 62yrs of age and  
older  
Government subsidized..... NO  
Entrance/Deposit required..... YES  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Established by director of board  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... No provisions  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Resident/family assumes full  
responsibility  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... Six months

**Greenwood Methodist Home  
1110 Marshall Road  
Greenwood, SC 29646  
(803) 227-1220  
Greenwood County**

Contact Person:.....Ted R. Morton, Jr., Director  
Proportion of residents from other states:....12.5%  
Residential capacity.....158

**SERVICES PROVIDED**

Number of Units..... 35 Heritage Hills  
Description of Units..... Garden apartments, duplexes, detached houses  
Nursing home ..... YES, Priority to 102 bed skilled facility  
Units purchased or rented..... Purchased  
Security provisions ..... Local police protection, plans for fence, future emergency call system  
Safety features of unit..... Smoke detectors, fire extinguishers  
Handicapped accommodations..... ramps, grab bars in bathrooms, building access wheelchairs  
Visitor tour available..... YES  
Financial soundness information shared: Personal conference  
Residents' participation in developing policies and procedures..... Residents' Councils

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... Be able to live independently  
Government subsidized..... NO  
Entrance/Deposit required..... YES  
Procedures for increases and decreases in charges..... YES  
Specifies services included in monthly charges and those which require additional charges ..... YES  
Method for determining monthly charges..... Based on operating costs  
Refund method outlined in contract.... YES  
Policy regarding residents who become insolvent..... Funds available to assist residents  
Residents financial responsibility should he/she be transferred to a nursing facility..... Responsible for the applicable nursing care costs  
Length of time living unit will be maintained in the event of temporary nursing home placement..... As long as they continue to pay monthly maintenance fee

The Lowman Home  
P.O. Box 444 Hwy. 76  
White Rock, S.C. 29177  
(803) 732-3000  
Richland County

Contact Person:.....Rev. Dr. J. Kenneth Webb, Pres.  
Proportion of residents from other states:....10%  
Residential capacity.....307

#### SERVICES PROVIDED

Number of Units..... 39  
Description of Units..... Duplexes, detached houses  
Nursing home ..... YES, 139 boarding home, 44  
intermediate, 85 skilled and  
intermediate  
Units purchased or rented..... Purchased  
Security provisions ..... Security at night  
Safety features of unit..... Information unavailable  
Handicapped accommodations..... Units are for self-sustaining residents  
with minimal handicaps  
Visitor tour available..... YES  
Financial soundness information shared: YES  
Residents' participation in developing  
policies and procedures..... Resident committees

#### CONTRACT

Contractual agreement..... YES  
Eligibility requirements..... 60 yrs of age or older  
Government subsidized..... NO  
Entrance/Deposit required..... NO  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Board of Trustees  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Home absorbs cost  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Depends upon assets available  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... Until physician determines resident  
is unable to return to living unit

**Martha Franks Baptist Retirement Center**  
**1 Martha Franks Dr.**  
**Laurens, SC 29360**  
**(803) 984-4541**  
**Laurens County**

Contact Person:.....J. Thomas Garrett, Director  
 Proportion of residents from other states:....13%  
 Residential capacity.....166

**SERVICES PROVIDED**

Number of Units..... 2 buildings  
 Description of Units..... 76 dormitory rooms, 24 apartments  
 Nursing home ..... YES, 44 skilled beds  
 Units purchased or rented..... Both  
 Security provisions ..... Proper staff/resident ratio  
 Safety features of unit..... Smoke alarms, sprinklers, meet smoke  
 and inflammable requirements  
 Handicapped accommodations..... Passages wheelchair accessible,  
 handicap designed bathrooms  
 Visitor tour available..... YES  
 Financial soundness information shared: Private conversation with  
 administrator or director  
 Residents' participation in developing  
 policies and procedures..... Residents' Council

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... 65 yrs or older  
 Government subsidized..... NO  
 Entrance/Deposit required..... YES  
 Procedures for increases and  
 decreases in charges..... YES  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... Board of Trustees after finance  
 committee reviews  
 Refund method outlined in contract.... YES  
 Policy regarding residents who  
 become insolvent..... Re-evaluate residents' financial status  
 to determine what he/she is able to pay  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Fees based on what resident is able to  
 pay  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... Determined by physician's evaluation

The Methodist Home  
P.O. Drawer 327  
Orangeburg, SC 29116  
(803) 534-1212  
Orangeburg County

Contact Person:.....Rev. Burton Sheffield, Director  
Proportion of residents from other states:....4.7%  
Residential capacity.....370

**SERVICES PROVIDED**

Number of Units..... 370  
Description of Units..... Duplexes, apartments  
Nursing home ..... YES, 73 intermediate and 52 skilled  
Units purchased or rented..... Both  
Security provisions ..... Nightwatchman  
Safety features of unit..... Hand rails, smoke detector  
Handicapped accommodations..... One story units, wheelchair accessible  
Visitor tour available..... YES  
Financial soundness information shared: Financial status report provided  
Residents' participation in developing  
policies and procedures..... Advisory council

**CONTRACT**

Contractual agreement..... NO, policy statement only  
Eligibility requirements..... Good health  
Government subsidized..... NO  
Entrance/Deposit required..... YES  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Based on costs  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Limited funds provided by Methodist  
Church  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Pay additional fee  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... Until business office is provided with  
a release

**Presbyterian Home of South Carolina**  
**Hwy. 56 North**  
**Clinton, SC 29325**  
**(803) 833-5190**  
**Laurens County**

Contact Person:.....Joann N. Young, Director  
 Proportion of residents from other states:....Very small percentage  
 Residential capacity.....143

**SERVICES PROVIDED**

Number of Units..... 143  
 Description of Units..... 15 detached houses, 71 residential care building  
 Nursing home ..... YES, 44 beds  
 Units purchased or rented..... Monthly fee  
 Security provisions ..... Department of Health and Environmental Control standards  
 Safety features of unit..... Same as above  
 Handicapped accommodations..... Same as above  
 Visitor tour available..... YES  
 Financial soundness information shared: Newsletter, Director Public Relations Admissions Office  
 Residents' participation in developing policies and procedures..... Residents' Council

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... 65 yrs or older, members of Presbyterian Church USA given first consideration, ambulatory, able to care for self  
 Government subsidized..... NO  
 Entrance/Deposit required..... NO  
 Procedures for increases and decreases in charges..... YES  
 Specifies services included in monthly charges and those which require additional charges ..... YES  
 Method for determining monthly charges..... Determined by Board Directors  
 Refund method outlined in contract.... YES  
 Policy regarding residents who become insolvent..... Subsidized by endowment  
 Residents financial responsibility should he/she be transferred to a nursing facility..... Daily charge  
 Length of time living unit will be maintained in the event of temporary nursing home placement..... Depends on physician's recommendation



**Presbyterian Home of South Carolina  
2350 Lucas Street  
Florence, SC 29501  
(803) 665-2222  
Florence County**

Contact Person:.....Walter E. Hickman, Jr., Dir.  
Proportion of residents from other states:....2%  
Residential capacity.....100

**SERVICES PROVIDED**

Number of Units..... 76  
Description of Units..... Detached houses, cluster cottages  
Nursing home ..... YES, skilled and intermediate  
Units purchased or rented..... Both  
Security provisions ..... Department of Health and Environmental  
Control compliance  
Safety features of unit..... Same as above  
Handicapped accommodations..... Same as above  
Visitor tour available..... YES  
Financial soundness information shared: Information unavailable  
Residents' participation in developing  
policies and procedures..... Residents' Council/Forum

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... Age 65yrs old and able to care for  
self, member of Presbyterian Church, USA  
Government subsidized..... NO  
Entrance/Deposit required..... NO  
Procedures for increases and  
decreases in charges..... NO  
Specifies services included in monthly  
charges and those which require  
additional charges ..... NO  
Method for determining monthly  
charges..... Board of Trustees  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Reviewed by administrator and Board of  
Trustees  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Additional fee is charged  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... 3 months

Presbyterian Home of South Carolina  
C.M.R. Box 140  
Summerville, SC 29483  
(803) 873-8726  
Dorchester County

Contact Person:.....Keith Stewart  
Proportion of residents from other states:....Small percentage  
Residential capacity.....330

SERVICES PROVIDED

Number of Units..... 214  
Description of Units..... Rooms, cottages, apartments  
Nursing home ..... YES, 90 bed skilled infirmary  
Units purchased or rented..... Both  
Security provisions ..... 5:00pm-am guard on duty, doors locked  
at night, special entrance  
Safety features of unit..... Medication and cleaning objects locked,  
handrails in halls, no smoking in  
rooms, fire drills  
Handicapped accommodations..... Several rooms handicapped designed  
Visitor tour available..... YES  
Financial soundness information shared: Upon request  
Residents' participation in developing  
policies and procedures..... Resident's Council

CONTRACT

Contractual agreement..... YES  
Eligibility requirements..... Able to care for personal needs,  
ambulatory, 65yrs old, priority to  
members of Presbyterian Church, USA  
Government subsidized..... NO  
Entrance/Deposit required..... NO  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... According to cost of operation  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Offered assistance from endowment  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Charges based on amount per day in  
addition to room and board  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... 30 days

S.C. Episcopal Retirement Community at Still Hopes  
7th Street off Knox Abbot Drive  
West Columbia, SC 29169  
(803) 796-6490  
Lexington County

Contact Person:.....Diana Jones, Director  
Proportion of residents from other states:....16%  
Residential capacity.....78

SERVICES PROVIDED

Number of Units..... 53  
Description of Units..... 30 rooms, 23 duplexes  
Nursing home ..... YES, 25 skilled beds, additional 19  
under construction  
Units purchased or rented..... Donated, Rented  
Security provisions ..... Night security patrol  
Safety features of unit..... Call system, smoke alarms  
Handicapped accommodations..... Wheelchair access, bathroom safety  
rails, ramps, trained staff  
Visitor tour available..... YES  
Financial soundness information shared: Audit available to those interested  
Residents' participation in developing  
policies and procedures..... Residents' meetings, open-door policy  
with administrator

CONTRACT

Contractual agreement..... YES  
Eligibility requirements..... 55 yrs or older, income, nursing care  
not required  
Government subsidized..... NO  
Entrance/Deposit required..... YES  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Determined by Board of Directors  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Community subsidies  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Pay for nursing and living unit, or  
percentage of donation used to offset  
nursing fees  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... Depends on physician's recommendation

Betha Baptist Home  
P.O. Box 4000  
Darlington, SC 29532  
(803) 393-2867  
Darlington County

Contact Person:.....J. T. Garrett, Exec. Dir.  
Horace Hawes, Jr., Admin.  
Proportion of residents from other states:....None  
Residential capacity.....238

### SERVICES PROVIDED

Number of Units..... 238  
Description of Units..... 30 cottages, 120 dormitory rooms  
Nursing home ..... Infirmary, 88 licensed beds  
Units purchased or rented..... Rented  
Security provisions ..... Department of Health and Environmental  
Control compliance  
Safety features of unit..... Same as above  
Handicapped accommodations..... Same as above  
Visitor tour available..... YES  
Financial soundness information shared: Information unavailable  
Residents' participation in developing  
policies and procedures..... Resident Services Department and  
committee

### CONTRACT

Contractual agreement..... YES  
Eligibility requirements..... Must be a South Carolinian, Southern  
Baptist, 65 yrs or older, independent  
functioning  
Government subsidized..... NO  
Entrance/Deposit required..... YES  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Board of Trustees  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Assisted by SC Baptist State Convention  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Increases to meet additional costs  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... Will vary

**Bishop Gadsden Episcopal Community**  
**126 Coming Street**  
**Charleston, SC 29403**  
**(803) 722-7799**  
**Charleston County**

Contact Person:.....William Trawick, Director  
 Proportion of residents from other states:....5%  
 Residential capacity.....70

**SERVICES PROVIDED**

Number of Units..... 70  
 Description of Units..... One story buildings  
 Nursing home ..... None at present, future plans  
 Units purchased or rented..... Rented  
 Security provisions ..... 24hr security personnel, electronic  
 security system on all doors  
 Safety features of unit..... Call system, grab bars in bathroom  
 Handicapped accommodations..... 12 handicapped designed units, units  
 ground level, handrails  
 Visitor tour available..... Information unavailable  
 Financial soundness information shared: Review of annual audit with residents  
 Residents' participation in developing  
 policies and procedures..... Resident's Association

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... 55 yrs or older, capable of independent  
 living  
 Government subsidized..... NO  
 Entrance/Deposit required..... YES  
 Procedures for increases and  
 decreases in charges..... YES  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... Cost of service and debt service on  
 building  
 Refund method outlined in contract.... YES  
 Policy regarding residents who  
 become insolvent..... No policy at present  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Resident totally responsible  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... No policy at present

Facility will be completed October, 1987.

**Canterbury House  
175 Market St. Box 5  
Charleston, SC 29401  
(803) 723-5553  
Charleston County**

Contact Person:.....N. A. (Buddy) Terry Jr., Dir.  
Proportion of residents from other states:....35%  
Residential capacity.....225

**SERVICES PROVIDED**

Number of Units..... 204 apartments  
Description of Units..... High rise  
Nursing home ..... None  
Units purchased or rented..... Rented  
Security provisions ..... Entrance limited to two doors  
Safety features of unit..... Emergency cords, 24hr staff  
Handicapped accommodations..... Sit down shower with handrail,  
wheelchairs permitted on a temporary  
basis, but home makes no provisions for  
handicapped persons  
Visitor tour available..... Information unavailable  
Financial soundness information shared: Capital improvement needs discussed  
at occasional meetings  
Residents' participation in developing  
policies and procedures..... Advisory council, activities committee

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... 62yrs or older, ambulatory and capable  
of independent living, income ceiling  
Government subsidized..... NO  
Entrance/Deposit required..... NO  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Board of directors submitted to HUD for  
approval  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Assisted with discretionary church funds  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Total, rent must still be paid  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... Not fixed

Due West Retirement Center  
P.O. Box 307  
Due West, SC 29639  
(803) 379-2570  
Abbeville County

Contact Person:.....Dr. Betty W. Berrios, Dir.  
Proportion of residents from other states:....34%  
Residential capacity.....42

**SERVICES PROVIDED**

Number of Units..... 42 apartments  
Description of Units..... 12 cluster cottages, 2 duplexes, 3  
detached houses  
Nursing home ..... Contractual agreement with local nursing  
home  
Units purchased or rented..... Life lease  
Security provisions ..... No security personnel, 24 hr live-in  
director  
Safety features of unit..... Panic alarms, smoke alarms  
Handicapped accommodations..... No steps, handrails, but not  
specifically designed for handicap  
persons  
Visitor tour available..... YES  
Financial soundness information shared: Annual audit shared upon request  
Residents' participation in developing  
policies and procedures..... Residents' Council

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... 60 yrs and over, able to care for self,  
financially able to pay for services,  
one supplementary policy to medicare  
Government subsidized..... NO  
Entrance/Deposit required..... YES  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Recommendations by the Director to the  
Board  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... NONE  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Pay for services/care received  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... Temporary basis



**Frampton Hall/Presbyterian Home of South Carolina  
N. Broad Street  
Clinton, SC 29325  
(803) 833-0386  
Laurens County.**

Contact Person:.....Rev. Samuel N. Thomas, Sr, Dir.  
Proportion of residents from other states:....Two of total population  
Residential capacity.....100

**SERVICES PROVIDED**

Number of Units..... 77  
Description of Units..... 41 rooms and 36 apartments  
Nursing home ..... Infirmiry care within our system  
Units purchased or rented..... Both  
Security provisions ..... Maintenance staff during day and  
security patrol at night  
Safety features of unit..... 2-way intercom with nursing station,  
smoke alarms  
Handicapped accommodations..... Ground level, ramps  
Visitor tour available..... YES  
Financial soundness information shared: Individual conferences, info. sessions  
Residents' participation in developing  
policies and procedures..... Residents' Council

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... Able to care for self, 65yrs old,  
member of Presbyterian Church, USA,  
ambulatory  
Government subsidized..... NO  
Entrance/Deposit required..... NO  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Board of Trustees via a normal  
budgetary/accounting process  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Subsidized by corporation  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Remains financially responsible to the  
home  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... 30 days

**The Franke Home - Evangelical Lutheran Charities Society**  
**261 Calhoun Street**  
**Charleston, SC 29401**  
**(803) 577-4041**  
**Charleston County**

Contact Person:.....George H. Keil, Director  
 Proportion of residents from other states:....Entered from other states but  
 have local family  
 Residential capacity.....77

**SERVICES PROVIDED**

Number of Units..... 1 building  
 Description of Units..... Rooms (private and semi-private)  
 Nursing home ..... None  
 Units purchased or rented..... Rented  
 Security provisions ..... Anti-panic hardware on all doors, doors  
 locked after dark, alarms, 24hr staff  
 Safety features of unit..... Automatic sprinkler, smoke/heat detector  
 Handicapped accommodations..... Residents must be ambulatory  
 Visitor tour available..... YES  
 Financial soundness information shared: Financial information not disseminated  
 Residents' participation in developing  
 policies and procedures..... Residents' Council

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... Ambulatory, sufficient income/assets to  
 pay all charges  
 Government subsidized..... NO  
 Entrance/Deposit required..... YES  
 Procedures for increases and  
 decreases in charges..... NO  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... NO  
 Method for determining monthly  
 charges..... Based on services provided and  
 operating expenses  
 Refund method outlined in contract.... YES  
 Policy regarding residents who  
 become insolvent..... Must seek other accommodations  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Individual's expense  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... As long as individual pays monthly fees

Methodist Manor of the Pee Dee  
P.O. Box 87 Peniel Road  
Florence, SC 29503  
(803) 662-3218  
Florence County

Contact Person:.....Robert C. Faulkner  
Proportion of residents from other states:....1%

#### SERVICES PROVIDED

Number of Units..... 110  
Description of Units..... 2 story building, colonial style  
Nursing home ..... None at present time  
Units purchased or rented..... Both  
Security provisions ..... DHEC compliance  
Safety features of unit..... DHEC compliance  
Handicapped accomodations..... Not specifically designed for  
handicapped persons but accommodations  
will be made as necessary  
Visitor tour available..... YES  
Financial soundness information shared: Statement provided on a periodic basis  
Residents' participation in developing  
policies and procedures..... Resident Council

#### CONTRACT

Contractual agreement..... YES  
Eligibility requirements..... Ambulatory, good health, financially  
able to pay costs  
Government subsidized..... NO  
Entrance/Deposit required..... Service fee  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Determined by Board of Directors  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Discretion of the Board  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Cost of nursing home care  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... Contingent upon medical committee's  
decision

(Groundbreaking - Summer 1987)

**Presbyterian Home of South Carolina - Columbia**  
**700 Da Vega Drive**  
**Lexington, SC 29072**  
**(803) 796-8700**  
**Lexington County**

Contact Person:.....Margaret M. Taylor, Administrator  
 Proportion of residents from other states:....One of seventy-one  
 Residential capacity.....73

**SERVICES PROVIDED**

Number of Units..... 68  
 Description of Units..... 30 rooms, 38 apartments  
 Nursing home ..... Other Presbyterian Homes provide such care when needed  
 Units purchased or rented..... Fee for service, rent  
 Security provisions ..... Security at night, 24hr staff-duty/call  
 Safety features of unit..... Call system, sprinkler, alarm system  
 Handicapped accommodations..... Grab bars in bathrooms, some handicapped designed showers, hallway railings  
 Visitor tour available..... YES  
 Financial soundness information shared: Must be requested from corp. office  
 Residents' participation in developing policies and procedures..... Residents' Council

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... 65yrs old, ambulatory, member of Presbyterian Church USA, able to care for self  
 Government subsidized..... NO  
 Entrance/Deposit required..... NO  
 Procedures for increases and decreases in charges..... YES  
 Specifies services included in monthly charges and those which require additional charges ..... YES  
 Method for determining monthly charges..... Board of Trustees  
 Refund method outlined in contract.... YES  
 Policy regarding residents who become insolvent..... Non-Presbyterian residents must prove ability to pay at admission. Presbyterian residents supported by endowment  
 Residents financial responsibility should he/she be transferred to a nursing facility..... If in facility's nursing home, pay nursing home charges only. If in private nursing, pay for both units  
 Length of time living unit will be maintained in the event of temporary nursing home placement..... 30-90 days

**Hunters Landing  
4800 S. Kings Hwy.  
Myrtle Beach, SC 29577  
(803) 828-1000  
Horry County**

Contact Person:.....Don Herring, Director  
Proportion of residents from other states:....100%  
Residential capacity.....359 homes

**SERVICES PROVIDED**

Number of Units..... 359 (planned)  
Description of Units..... Detached houses  
Nursing home ..... Information unavailable  
Units purchased or rented..... Purchased  
Security provisions ..... Fenced in area, 24hr guard, emergency call  
Safety features of unit..... Grip bars in baths, smoke/fire alarms  
Handicapped accommodations..... 3 door openings to access wheelchairs  
Visitor tour available..... YES  
Financial soundness information shared: N/A  
Residents' participation in developing policies and procedures..... No experience with this, new community

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... No residents under eighteen  
Government subsidized..... NO  
Entrance/Deposit required..... NO  
Procedures for increases and decreases in charges..... N/A  
Specifies services included in monthly charges and those which require additional charges ..... YES  
Method for determining monthly charges..... N/A  
Refund method outlined in contract.... N/A  
Policy regarding residents who become insolvent..... N/A  
Residents financial responsibility should he/she be transferred to a nursing facility..... N/A  
Length of time living unit will be maintained in the event of temporary nursing home placement..... N/A

Jensen's, Magnolia Grove  
 Route 17  
 Garden City, SC 29576  
 (803) 651-2520  
 Horry County

Contact Person:.....L. Richard Nixon, Director  
 Proportion of residents from other states:....90%  
 Residential capacity.....600

#### SERVICES PROVIDED

Number of Units..... 480  
 Description of Units..... Detached Houses  
 Nursing home ..... NO  
 Units purchased or rented..... Purchased  
 Security provisions ..... Nightly patrol  
 Safety features of unit..... Smoke detectors, egress windows,  
 grab bars in tubs  
 Handicapped accommodations..... Ramps, larger doors  
 Visitor tour available..... YES  
 Financial soundness information shared: Track record  
 Residents' participation in developing  
 policies and procedures..... Recreation club and communications  
 committee

#### CONTRACT

Contractual agreement..... YES  
 Eligibility requirements..... Adults, minimum income \$750 monthly  
 after purchase of home  
 Government subsidized..... NO  
 Entrance/Deposit required..... NO  
 Procedures for increases and  
 decreases in charges..... NO  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... Board of directors  
 Refund method outlined in contract.... NO  
 Policy regarding residents who  
 become insolvent..... Assist in selling their home  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Pay rent until home is sold  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... Resident's responsibility, they  
 own the home

Keowee Key  
Rt. 2  
Salem, SC 29676  
(803) 944-2400  
Oconee County

Contact Person:.....Fee Stubblefield, Director of  
Marketing  
Proportion of residents from other states:....95%  
Residential capacity.....2200 families

### SERVICES PROVIDED

Number of Units..... 710  
Description of Units..... Detached house, condominiums  
Nursing home ..... None  
Units purchased or rented..... Purchased  
Security provisions ..... 24hr gate and roving security,  
emergency procedure for fire and medical  
Safety features of unit..... Double-wall construction in  
condominiums, smoke detectors  
Handicapped accommodations..... Ramps in condominiums and elevators in  
some, cement platforms and bridges  
Visitor tour available..... YES  
Financial soundness information shared: Financial report available, monthly  
meeting with management  
Residents' participation in developing  
policies and procedures..... Suggestion box, regular meetings with  
management

### CONTRACT

Contractual agreement..... YES  
Eligibility requirements..... Financially able and qualified to  
purchase/finance  
Government subsidized..... NO  
Entrance/Deposit required..... YES  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Annual maintenance fee for upkeep of  
environment  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Lien filed  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Individual  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... As long as fees and payments are  
current quarterly

Myrtle Trace  
P.O. Box 3908  
Myrtle Beach, SC 29578  
(803) 448-1045  
Horry County

Contact Person:.....Van Watts, Sales Manager  
Proportion of residents from other states:....95%  
Residential capacity.....500

**SERVICES PROVIDED**

Number of Units..... 500 when completed, 150 at present  
Description of Units..... Detached houses  
Nursing home ..... None  
Units purchased or rented..... Purchased  
Security provisions ..... Security patrol  
Safety features of unit..... Security system  
Handicapped accommodations..... One story homes, wide doors  
Visitor tour available..... YES  
Financial soundness information shared: N/A  
Residents' participation in developing  
policies and procedures..... Homeowner's Association

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... One member of family must be 50yrs old  
Government subsidized..... NO  
Entrance/Deposit required..... NO  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Homeowner's Association  
Refund method outlined in contract.... N/A  
Policy regarding residents who  
become insolvent..... N/A  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... N/A  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... N/A



Spring Forest - A Joint Venture  
 P.O. Box 1149  
 Myrtle Beach, SC 29578  
 (803) 650-8812  
 Horry County

Contact Person:.....Linda Moore  
 Proportion of residents from other states:....Information unavailable  
 Residential capacity.....Information unavailable

**SERVICES PROVIDED**

Number of Units..... This community is a single family residence development. Each home is individually owned. It is considered an active adult community. Costs for the homes begin in the high 50s.

Description of Units.....  
 Nursing home .....  
 Units purchased or rented.....  
 Security provisions .....  
 Safety features of unit.....  
 Handicapped accommodations.....  
 Visitor tour available.....  
 Financial soundness information shared:  
 Residents' participation in developing policies and procedures.....

**CONTRACT**

Contractual agreement.....  
 Eligibility requirements.....

Government subsidized.....  
 Entrance/Deposit required.....  
 Procedures for increases and decreases in charges.....  
 Specifies services included in monthly charges and those which require additional charges .....  
 Method for determining monthly charges.....  
 Refund method outlined in contract....  
 Policy regarding residents who become insolvent.....  
 Residents financial responsibility should he/she be transferred to a nursing facility.....  
 Length of time living unit will be maintained in the event of temporary nursing home placement.....

Ansonborough House  
71 Society St.  
Charleston, SC 29401  
(803) 722-4127  
Charleston County

Contact Person:.....Joan Barnes, Director  
Proportion of residents from other states:....2%  
Residential capacity.....77

**SERVICES PROVIDED**

Number of Units..... 77 apartments  
Description of Units..... Mid rise  
Nursing home ..... None  
Units purchased or rented..... Rented  
Security provisions ..... 24 hr. security  
Safety features of unit..... Call system, emergency generator  
Hall railings, fire hose, sprinklers  
Handicapped accommodations..... Wide doors, baths, sinks, waist high  
wall plugs  
Visitor tour available..... YES  
Financial soundness information shared: N/A  
Residents' participation in developing  
policies and procedures..... Tenant's group

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... Income, 62 yrs and older  
Government subsidized..... YES  
Entrance/Deposit required..... YES  
Procedures for increases and  
decreases in charges..... N/A  
Specifies services included in monthly  
charges and those which require  
additional charges ..... N/A  
Method for determining monthly  
charges..... HUD requirements  
Refund method outlined in contract... N/A  
Policy regarding residents who  
become insolvent..... Subsidized housing  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... N/A  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... As long as there is the possibility  
they may return and the rent is paid

Brighton Place  
 1429 Orleans Road  
 Charleston, SC 29407  
 (803) 722-1942  
 Charleston County

Contact Person:.....Jane W. Pharr, Property Mgr.  
 Proportion of residents from other states:....1%  
 Residential capacity.....100

**SERVICES PROVIDED**

Number of Units..... 100  
 Description of Units..... Apartments  
 Nursing home ..... None  
 Units purchased or rented..... Rented  
 Security provisions ..... Community guard services paid by tenants  
 Safety features of unit..... Fire alarms, security bells, steel doors  
 Handicapped accommodations..... 2 Apartments designed for handicapped  
 Visitor tour available..... YES  
 Financial soundness information shared: Information unavailable  
 Residents' participation in developing  
 policies and procedures..... Tenants organization

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... Age, income, health status  
 Government subsidized..... YES  
 Entrance/Deposit required..... YES  
 Procedures for increases and  
 decreases in charges..... YES  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... HUD requirements  
 Refund method outlined in contract.... YES  
 Policy regarding residents who  
 become insolvent..... Subsidized housing  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Pay rent until family removes their  
 belongings  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... As long as resident desires

Buskirk Street Housing for the Elderly  
P.O. Box 10387  
North Charleston, SC 29622  
(803) 553-6659  
Charleston County

Contact Person:.....Irene K. Alexander, Manager  
Proportion of residents from other states:....None  
Residential capacity.....20

SERVICES PROVIDED

Number of Units..... 20 apartments  
Description of Units..... Row apartments  
Nursing home ..... None  
Units purchased or rented..... Rented  
Security provisions ..... Emergency buzzers, deadbolt locks on  
front and back doors  
Safety features of unit..... Pull up bars in bathrooms  
Handicapped accommodations..... 2 units access wheelchairs  
Visitor tour available..... YES  
Financial soundness information shared: N/A  
Residents' participation in developing  
policies and procedures..... Governed by HUD regulations

CONTRACT

Contractual agreement..... YES  
Eligibility requirements..... 62 yrs or older, disabled by Social  
Security requirements, income  
Government subsidized..... YES  
Entrance/Deposit required..... YES  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Rent based on 30% formula after  
deductions  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... If income decreases so does rent  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Apartment must be vacated  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... No set time limit, depends on  
physician's statement

Christopher Towers  
 1805 Devine St.  
 Columbia, SC 29201  
 (803) 799-5876  
 Richland County

Contact Person:.....A.C. Yost, Director  
 Proportion of residents from other states:....Very minor  
 Residential capacity.....225

#### SERVICES PROVIDED

Number of Units..... 225  
 Description of Units..... High rise  
 Nursing home ..... None  
 Units purchased or rented..... Rented  
 Security provisions ..... 24 hr surveillance  
 Safety features of unit..... Fire walls, smoke alarms, bathroom rails  
 emergency alarm system  
 Handicapped accommodations..... Very limited occupancy accepted  
 Visitor tour available..... YES, by appointment  
 Financial soundness information shared: N/A  
 Residents' participation in developing  
 policies and procedures..... Word or mouth, policy booklet furnished

#### CONTRACT

Contractual agreement..... YES  
 Eligibility requirements..... Moderate income and health status  
 Government subsidized..... YES  
 Entrance/Deposit required..... YES  
 Procedures for increases and  
 decreases in charges..... YES  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... 30% of adjusted monthly income or base  
 rent of apartment (whichever is greater)  
 Refund method outlined in contract.... Only security deposit  
 Policy regarding residents who  
 become insolvent..... Residents required to move out  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Residents must handle completely  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... No provision

Croft House, Inc.  
 356 York Street, N.E.  
 Aiken, SC 29801  
 (803) 648-0771  
 Aiken County

Contact Person:.....Elaine Jackson, Director  
 Proportion of residents from other states:....50%  
 Residential capacity.....64

**SERVICES PROVIDED**

Number of Units..... 60 apartments  
 Description of Units..... High rise  
 Nursing home ..... None  
 Units purchased or rented..... Rented  
 Security provisions ..... 24 hr security  
 Safety features of unit..... 2 emergency cords, handrails,  
 smoke alarms  
 Handicapped accommodations..... 8 apartments for handicapped persons  
 Visitor tour available..... YES  
 Financial soundness information shared: Resident meeting or notices  
 Residents' participation in developing  
 policies and procedures..... Monthly newsletters, posting notices

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... Age, health status  
 Government subsidized..... YES  
 Entrance/Deposit required..... YES  
 Procedures for increases and  
 decreases in charges..... YES  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... Income  
 Refund method outlined in contract.... No refund w/o 30 day notice  
 Policy regarding residents who  
 become insolvent..... Rent based on income  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Family's decision  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... 3 months

Finlay House  
 2100 Blossom St.  
 Columbia, SC 29205  
 (803) 799-6524  
 Richland County

Contact Person:.....Carol Reis  
 Proportion of residents from other states:....25%  
 Residential capacity.....203

**SERVICES PROVIDED**

Number of Units..... 203 apartments  
 Description of Units..... High Rise  
 Nursing home ..... None  
 Units purchased or rented..... Rented  
 Security provisions ..... 24 hr personnel on duty  
 Safety features of unit..... Smoke alarms, emergency bell  
 Handicapped accommodations..... Information unavailable  
 Visitor tour available..... YES  
 Financial soundness information shared: Never been shared  
 Residents' participation in developing  
 policies and procedures..... Residents' Council

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... 62 yrs and old  
 Government subsidized..... YES  
 Entrance/Deposit required..... NO  
 Procedures for increases and  
 decreases in charges..... YES  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... Rent is 30% of monthly income  
 Refund method outlined in contract.... YES  
 Policy regarding residents who  
 become insolvent..... Recertifications provided at income  
 changes once a year  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... None unless we hold apartment for  
 potential return  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... 3-6 months as long as the individual  
 continues to pay rent

Greenville Summit  
 201 W. Washington St.  
 Greenville, SC 29601  
 (803) 242-6324  
 Greenville County

Contact Person:.....Susan M. Hughes, Director  
 Proportion of residents from other states:....Unknown  
 Residential capacity.....185

**SERVICES PROVIDED**

Number of Units..... 101 apartments  
 Description of Units..... High Rise  
 Nursing home ..... None  
 Units purchased or rented..... Rented  
 Security provisions ..... Card key system, on-site management,  
 dead bolt locks  
 Safety features of unit..... Smoke detectors,emergency call system  
 Handicapped accommodations..... Handicapped designed units  
 Visitor tour available..... YES  
 Financial soundness information shared: N/A  
 Residents' participation in developing  
 policies and procedures..... Tenant's association

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... Income, age, health status  
 Government subsidized..... YES  
 Entrance/Deposit required..... YES  
 Procedures for increases and  
 decreases in charges..... YES  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... Based on individual income  
 Refund method outlined in contract.... YES  
 Policy regarding residents who  
 become insolvent..... All rents based on income therefore  
 all amounts are affordable  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Any monies due through move out date  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... Apartment must be only residence per  
 section and requirements



Heritage Court Apartments  
 425 South Church Street  
 Spartanburg, S.C. 29301  
 (803) 585-8595  
 Spartanburg County

Contact Person:.....Hardwick/Elaine Hatcher, Site Managers  
 Proportion of residents from other states:....Very small portion  
 Residential capacity.....296

**SERVICES PROVIDED**

Number of Units..... 148 apartments  
 Description of Units..... Low rise  
 Nursing home ..... None  
 Units purchased or rented..... Rented  
 Security provisions ..... No paid security system  
 Safety features of unit..... Hand rails in halls, bathroom grab bars  
 smoke alarms, sprinkler system,  
 emergency buzzers  
 Handicapped accommodations..... 15 handicapped designed units  
 Visitor tour available..... Must be accompanied by tenant/manager  
 Financial soundness information shared: Literature  
 Residents' participation in developing  
 policies and procedures..... Monthly newsletter, one-on-one basis,

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... Must able to live independently  
 Government subsidized..... YES  
 Entrance/Deposit required..... YES  
 Procedures for increases and  
 decreases in charges..... YES  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... By income  
 Refund method outlined in contract.... YES  
 Policy regarding residents who  
 become insolvent..... Determined by circumstances  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... None, unless otherwise covered in lease  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... Depends on whether a physician produces  
 a statement concerning the temporary  
 basis

**John's Island Rural Housing Development  
3624 Maybank Hwy  
John's Island, SC 29455  
(803) 559-5501  
Charleston County**

Contact Person:.....Maggie M. McGill, Director  
Proportion of residents from other states:....None  
Residential capacity.....106

**SERVICES PROVIDED**

Number of Units..... 88  
Description of Units..... Cluster cottages  
Nursing home ..... None  
Units purchased or rented..... Rented  
Security provisions ..... Night security  
Safety features of unit..... Emergency switches in bathroom  
Bedroom with handrails  
Seat in showers  
Handicapped accommodations..... Access handicapped persons,  
wheelchair cabinets in bathroom  
Visitor tour available..... YES  
Financial soundness information shared: At the corporation's discretion  
Residents' participation in developing  
policies and procedures..... Community council

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... 62 yrs of age and older, disabled  
Government subsidized..... YES  
Entrance/Deposit required..... YES  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Handled by finance office  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Subsidy provided  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Varies  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... Living unit is not maintained

Joseph Floyd Manor  
 2106 Mt. Pleasant St.  
 Charleston, SC 29403  
 (803) 722-1942  
 Charleston County

Contact Person:.....Jane W. Pharr, Property Mgr.  
 Proportion of residents from other states:....1%  
 Residential capacity.....156

**SERVICES PROVIDED**

Number of Units..... 156 apartments  
 Description of Units..... High Rise  
 Nursing home ..... None  
 Units purchased or rented..... Rented  
 Security provisions ..... Community guard services paid by tenants  
 Safety features of unit..... Fire alarms, security bells, steel doors  
 Handicapped accommodations..... Apartments designed for handicapped  
 Visitor tour available..... YES  
 Financial soundness information shared: Information unavailable  
 Residents' participation in developing  
 policies and procedures..... Tenants organization

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... Age, income, health status  
 Government subsidized..... YES  
 Entrance/Deposit required..... YES  
 Procedures for increases and  
 decreases in charges..... YES  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... HUD requirements  
 Refund method outlined in contract.... YES  
 Policy regarding residents who  
 become insolvent..... Subsidized housing  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Pay rent until family removes their  
 belongings  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... As long as resident desires

Lancaster Manor Apartments  
 201 Chesterfield Ave.  
 Lancaster, SC 29720  
 (803) 286-4453  
 Lancaster County

Contact Person:.....Terri S. Murrow, Director  
 Proportion of residents from other states:....Information unavailable  
 Residential capacity.....66

SERVICES PROVIDED

Number of Units..... 66 apartments  
 Description of Units..... High rise  
 Nursing home ..... None  
 Units purchased or rented..... Rented  
 Security provisions ..... Security personnel available  
 Safety features of unit..... Alarm system, smoke detectors,  
 Sprinkler system, entrance locked  
 Courtesy emergency alarm  
 Handicapped accommodations..... Altered closets, appliances, bath  
 Visitor tour available..... Only with consent of management and  
 occupant of unit  
 Financial soundness information shared: N/A  
 Residents' participation in developing  
 policies and procedures..... Rules and regulations submitted to  
 tenant

CONTRACT

Contractual agreement..... YES  
 Eligibility requirements..... Low income, disabled or handicapped  
 Government subsidized..... YES  
 Entrance/Deposit required..... YES  
 Procedures for increases and  
 decreases in charges..... YES  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... Based on income less allowable  
 medical deduction  
 Refund method outlined in contract.... Information unavailable  
 Policy regarding residents who  
 become insolvent..... Subsidized housing  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Responsibilities limited to length  
 of occupancy and damage charges  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... Information unavailable

The Ledges Apartments  
Sikes Hill  
North Augusta, SC 29841  
(803) 279-1776  
Aiken County

Contact Person:.....Barbara Foos  
Proportion of residents from other states:....Information unavailable  
Residential capacity.....84

**SERVICES PROVIDED**

Number of Units..... 84  
Description of Units..... High rise  
Nursing home ..... None  
Units purchased or rented..... Rented  
Security provisions ..... Dead bolt locks, entrance/exit locked  
at night, manager resides on side of  
facility  
Safety features of unit..... Smoke alarm, 2 pull emerg. alarms,  
safety bars in tub  
Handicapped accommodations..... 4 units w/ lowered shelves, 4 units  
with roll-in showers, all 8 units w/low  
light switches and kitchen sink  
Visitor tour available..... YES  
Financial soundness information shared: Shared as needed  
Residents' participation in developing  
policies and procedures..... Resident meetings, newsletter

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... Able to care for self,, over 62 or  
handicapped, income per HUD  
requirements - Section 8  
Government subsidized..... YES  
Entrance/Deposit required..... YES  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Per HUD regulations  
Refund method outlined in contract.... Information unavailable  
Policy regarding residents who  
become insolvent..... In accordance w/ HUD reg. for Sec. 8  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Resident may cancel lease w/ 30 day  
notice  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... Temporary absences are allowed

**McBee Apartment Complex  
1 Merritt Circle  
Greenville, SC 29611  
(803) 242-9430  
Greenville County**

Contact Person:.....Robert Bevis, Resid. Manager  
Proportion of residents from other states:....85%  
Residential capacity.....104

**SERVICES PROVIDED**

Number of Units..... 104  
Description of Units..... Garden apartments  
Nursing home ..... N/A  
Units purchased or rented..... Rented  
Security provisions ..... Good lighting on complex, police patrol  
Safety features of unit..... Alarm panels, fire alarm, smoke detector  
Handicapped accommodations..... Sidewalk ramps, safety bars in bathroom  
no-step entrances to apartment  
Visitor tour available..... NO  
Financial soundness information shared: N/A  
Residents' participation in developing  
policies and procedures..... None at this time

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... Age, income, health status  
Government subsidized..... YES  
Entrance/Deposit required..... YES  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... Rent is 30% of income  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Low income programs available at various  
locations  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Concerns the family members only  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... Depends on family members requirements  
as well as the residents

Pecan Grove Elderly Housing  
 1820 St. Matthews Road  
 Orangeburg, SC 29115  
 (803) 534-0815  
 Orangeburg County

Contact Person:.....Nona Adkins, Director  
 Proportion of residents from other states:....2%  
 Residential capacity.....79

**SERVICES PROVIDED**

Number of Units..... 75  
 Description of Units..... Row apartments  
 Nursing home ..... None  
 Units purchased or rented..... Rented  
 Security provisions ..... Maintenance man lives on grounds  
 Safety features of unit..... Smoke detectors, emergency pull chains  
 in bathroom and bedrooms  
 Handicapped accommodations..... Lower cabinets, wider hallways,  
 special made showers  
 Visitor tour available..... NO  
 Financial soundness information shared: N/A  
 Residents' participation in developing  
 policies and procedures..... None

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... 62 yrs or older, income, able to care  
 for one's needs, must be U.S. citizen  
 Government subsidized..... YES  
 Entrance/Deposit required..... YES  
 Procedures for increases and  
 decreases in charges..... NO  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... NO  
 Method for determining monthly  
 charges..... Based on income  
 Refund method outlined in contract.... YES  
 Policy regarding residents who  
 become insolvent..... Government pays  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... None  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... 60 days

**Pine Ridge Elderly Housing  
600 Greenwave Blvd.  
Summerville, SC 29483  
(803) 875-1519  
Dorchester County**

Contact Person:.....Sandra W. Hart, Manager  
Proportion of residents from other states:....Most from South Carolina  
Residential capacity.....74

**SERVICES PROVIDED**

Number of Units..... 74 apartments  
Description of Units..... Row apartments  
Nursing home ..... None, family makes arrangements  
Units purchased or rented..... Rented  
Security provisions ..... Deadbolt locks, periodic police patrol  
Safety features of unit..... Emergency call system, smoke detector  
Handicapped accommodations..... Some units for handicapped person;  
special showers, fixtures, kitchen, etc.  
Visitor tour available..... YES  
Financial soundness information shared: It is not  
Residents' participation in developing  
policies and procedures..... Suggestion box, resident meetings

**CONTRACT**

Contractual agreement..... YES  
Eligibility requirements..... 62 yrs or older or handicapped or  
disabled, within income limits, US  
citizen, can care for self or someone  
living with them for this reason  
Government subsidized..... YES  
Entrance/Deposit required..... YES  
Procedures for increases and  
decreases in charges..... YES  
Specifies services included in monthly  
charges and those which require  
additional charges ..... YES  
Method for determining monthly  
charges..... based on income  
Refund method outlined in contract.... YES  
Policy regarding residents who  
become insolvent..... Government subsidized  
Residents financial responsibility  
should he/she be transferred to  
a nursing facility..... Does not have to give a 30 day notice  
in reference to the lease  
Length of time living unit will be  
maintained in the event of temporary  
nursing home placement..... A reasonable length of time as long  
as rent is paid



Stroud Memorial Sheltered Care  
 P.O. Box 216  
 Marietta, SC 29661  
 (803) 836-6381  
 Greenville County

Contact Person:.....Earlene G. Jones, Director  
 Proportion of residents from other states:....None  
 Residential capacity.....25

**SERVICES PROVIDED**

Number of Units..... 3 buildings  
 Description of Units..... 14 motel type rooms  
 Nursing home ..... YES, Intermediate level  
 Units purchased or rented..... Rented  
 Security provisions ..... Fenced-in, 24 hr attendant  
 Safety features of unit..... Grab bars in bathrooms, call button  
 Handicapped accommodations..... Accommodates persons with canes, walkers  
 Visitor tour available..... YES  
 Financial soundness information shared: Upon request  
 Residents' participation in developing  
 policies and procedures..... Resident Council

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... 50 yrs old minimum age  
 Government subsidized..... YES  
 Entrance/Deposit required..... YES  
 Procedures for increases and  
 decreases in charges..... NO  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... Medicaid recipients, straight rate  
 private pay charges based on costs  
 Refund method outlined in contract.... YES  
 Policy regarding residents who  
 become insolvent..... Must make other living arrangements  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Pays for days in facility and the days  
 bed is held  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement..... As long as rent is paid and a request  
 is made to hold the bed

The Sherman House  
 1635 Wallenberg Blvd.  
 Charleston, SC 29407  
 (803) 763-2242  
 Charleston County

Contact Person:.....Faye R. Olasov, Director  
 Proportion of residents from other states:....7 residents from other states  
 Residential capacity.....56

**SERVICES PROVIDED**

Number of Units..... 56 apartments  
 Description of Units..... High rise  
 Nursing home ..... None  
 Units purchased or rented..... Rented  
 Security provisions ..... Alarms, tenants' doors checked each morning and night  
 Safety features of unit..... Fire drills, fire walls, smoke detectors emergency cord, emergency generator  
 Handicapped accommodations..... 3 first floor apartments, handrails in bathroom  
 Visitor tour available..... By appointment  
 Financial soundness information shared: Question has never been raised  
 Residents' participation in developing policies and procedures..... Tenant's organization

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... 62 yrs or older, income, health status  
 Government subsidized..... YES  
 Entrance/Deposit required..... YES  
 Procedures for increases and decreases in charges..... YES  
 Specifies services included in monthly charges and those which require additional charges ..... YES  
 Method for determining monthly charges..... Noted in lease  
 Refund method outlined in contract.... YES  
 Policy regarding residents who become insolvent..... Provided with a period of time to pay  
 Residents financial responsibility should he/she be transferred to a nursing facility..... Security deposit returned with interest minus repair cost if necessary  
 Length of time living unit will be maintained in the event of temporary nursing home placement..... Family is permitted to maintain unit for 2 months

Woods Edge Apartments  
 109 Hill Pine Rd.  
 Columbia, SC 29212  
 (803) 781-9065  
 Richland County

Contact Person:.....Mrs. Tommie Haselden  
 Proportion of residents from other states:....25%

**SERVICES PROVIDED**

Number of Units..... 130 one bedrm apts.  
 Description of Units..... High rise  
 Nursing home ..... NO  
 Units purchased or rented..... Rented  
 Security provisions ..... Telephone security for doors, alarms on  
 exits, smoke/heat detector, intercoms  
 Safety features of unit..... Grab bars in bath, 2 elevators  
 Handicapped accomodations..... 13 handicap units, ledge seats in  
 tub/shower, doors access wheelchairs  
 Visitor tour available..... By appointment only  
 Financial soundness information shared: N/A  
 Residents' participation in developing  
 policies and procedures..... N/A

**CONTRACT**

Contractual agreement..... YES  
 Eligibility requirements..... Based on income  
 Government subsidized..... YES  
 Entrance/Deposit required..... YES  
 Procedures for increases and  
 decreases in charges..... YES  
 Specifies services included in monthly  
 charges and those which require  
 additional charges ..... YES  
 Method for determining monthly  
 charges..... YES  
 Refund method outlined in contract.... YES  
 Policy regarding residents who  
 become insolvent..... Government subsidized  
 Residents financial responsibility  
 should he/she be transferred to  
 a nursing facility..... Termination of lease  
 Length of time living unit will be  
 maintained in the event of temporary  
 nursing home placement.....Required to pay monthly charges

## FUTURE DEVELOPMENT FOR SOUTH CAROLINA

### Name

### Developer

Congaree Tower  
(groundbreaking September 1988)  
Aiken, S.C.

Dr. A.A. Markley III, Pres.  
Presbyterian Development Corporation  
Congaree Presbytery  
604 King St.  
Columbia, SC 29205  
(803) 799-9269

Eagle Landing  
(construction begins 5/1/87)

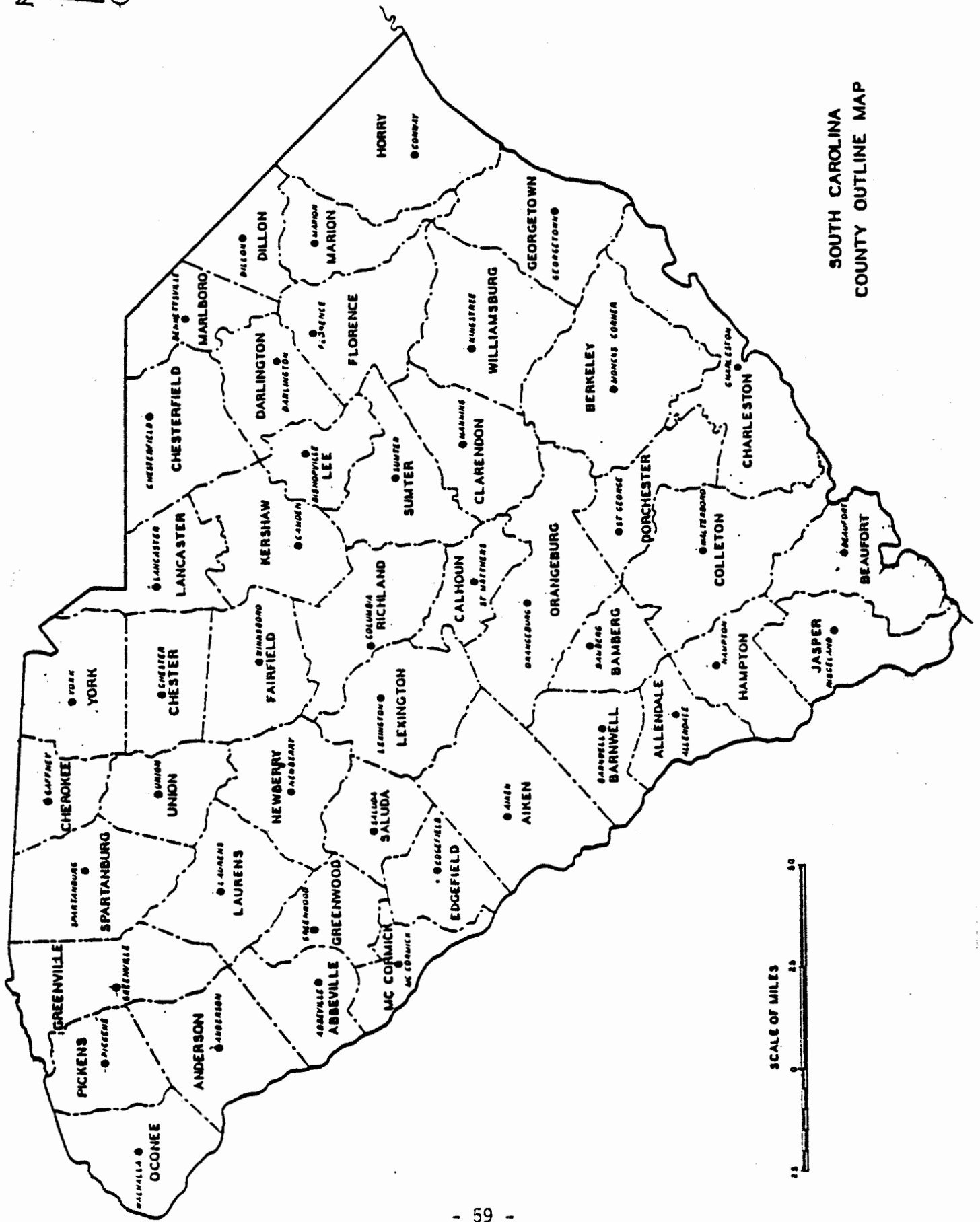
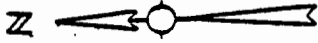
Andrew J. Combs, President  
8730 Northpark Blvd  
Charleston, SC 29418  
797-5700

Highland Farms  
Travelers Rest, SC

Ed Neves  
Highland Valley  
Retirement/Resort Development Corp.  
Black Mountain, NC 28711  
(704) 669-6473

Oxford Development Corporation  
Regional Office  
4801 E. Independence Suite 901  
Charlotte, North Carolina 29212

S.C. Baptist Hospital  
W.A. Boyce, President  
1333 Taylor St.  
Columbia, SC 29201  
771-5046



SOUTH CAROLINA  
COUNTY OUTLINE MAP

## HELPFUL HINTS

The following is a list of concerns that should be kept in mind when making decisions about Life Care/Retirement Communities.

- Is there a waiting list, and if so is a charge required to be placed on the list?
- Is there a mailing list, and if so how would I get my name on the list?
- What is the present resident population of the community, and how many persons can be accommodated?
- What is the total acreage of the community?
- Are pets allowed?
- Is the community near hospitals or agencies that provide home health care or assisted living services?
- Is the community near shopping malls, churches, or places that provide social and cultural events?
- Does the staff appear to be friendly and helpful?
- Are potential residents permitted to check the unit for damages prior to moving in?
- What is the purpose of the entrance/deposit fee?
- Are potential residents permitted to meet with the director/administrator?
- Are potential residents permitted to review the contract with a financial advisor or lawyer of their choice?
- How is the resident protected should the community become insolvent?
- Is a late charge applied to past due payments?
- How often must the lease be re-negotiated?
- What is the community's responsibility to the resident in the event of personal injury or property damage caused by the community's negligence?
- What is the community's policy regarding staff entering living units in the absence of the resident?
- What is the resident's responsibility for damages that occur while said resident is living in the unit?
- Is the nursing care unit licensed?

## RESOURCES

- A Home Away From Home  
Consumer Information on Board and Care Homes  
AARP (1986)  
American Association of Retired Persons  
1909 K Street, NW  
Washington, DC 20049
- The Right Place at the Right Time:  
A Guide to Long to Long-Term Care Choices  
American Association of Retired Persons  
AARP (1985)
- Senior Consumer Alert:  
A Special Bulletin for Complaint-Handlers  
AARP (October 1986)
- South Carolina Senior Citizens Handbook:  
A Guide to Laws and Programs Affecting Senior Citizens  
(May 1985)  
South Carolina Bar  
1321 Bull Street, P.O. Box 11039  
Columbia, SC 29211-1039
- 17th Annual Report - Joint Legislative Committee on Aging  
South Carolina General Assembly  
(May 1986)  
212 Blatt Building, P.O. Box 11867  
Columbia, SC 29211
- No Easy Choices: Options For Your Older Parents  
Direct Selling Education Foundation  
1776 K Street, NW, Suite 600  
Washington, D.C. 20006  
(1986)
- Health Care Facilities Licensed by S.C. Dept. of Health &  
Environmental Control  
J. Marion Sims Bldg. and R.J. Aycock Bldg.  
2600 Bull Street  
Columbia, SC 29201
- South Carolina State Housing Authority  
John E. Way  
1710 Gervais St., Suite 300  
Columbia, SC 29201

## ACKNOWLEDGEMENTS

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Debra S. Blakeley  
Legislative Intern  
College of Social Work, USC

Additional copies of the Directory may be obtained from:

Joint Legislative Committee on Aging  
P.O. Box 11867, Room 212 Blatt Building  
Columbia, SC 29211  
Telephone (803) 734-2995